

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
Cor. S/S Pawnee Rd. and W/S
of Ballard Avenue * ZONING COMMISSIONER
Village of Pawnee, Section 1-A
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District
Legal Owner: Govind Rami * CASE No. 95-204-SPH
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the properties located near the intersection of Pawnee Road and Ballard Avenue. The Petition is filed by Govind Rami, property owner. Approval is sought for an amendment to the First Amended Partial Development Plan, Section 1-A, Village of Pawnee, to provide a parking lot on the front of lots 1, 2, 3, 4, 5, 6 and 7 of Ute Court, as shown on the site plan. That site plan, which shows the subject property and requested relief, was received as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was the property owner, Govind Rami. Also present was Dwight Little from W. Duvall and Associates, the engineers/land use consultants who amended the Final Development Plan. The Petitioner was represented by Newton A. Williams, Esquire. No Protestants were present although Alice B. Snyder, from the Golden Brook Homeowners Association, appeared in support of the Petition.

Testimony and evidence proffered was that the subject properties, (known as lots 1 through 7 of Ute Court) are a part of the larger development known as the Village of Pawnee. This is a development of townhomes in the Middle River area of Baltimore County. The seven units which are the subject of the Petition are owned by Mr. Rami and were, at one time, model homes used by the original developer to market the project. Mr. Rami rents these properties and does not reside therein.

ORDER RECEIVED FOR FILING

Date

By

1/18/95
Mr. Good

MICROFILMED

Due to the location of these dwellings and their use as models, the properties do not have a parking pad on the front of the houses. This presents difficulties for the residents of these 7 units who cannot park in the front of their house. Instead, they must park in the rear of the houses and either walk around this row of townhomes or access their dwellings through the rear doors. This can be difficult during inclement weather and other times. In order to remedy this problem, the Petitioner proposes amending the Final Development Plan so as to create a parking area in the front of lots 1 through 7. The parking area will be accessed by Ballard Avenue. The project enjoys the support of the reviewing County agencies and also the homeowners association which serves this community. One concern was expressed by the Department of Recreation and Parks regarding the loss of amenity open space caused by the construction of the parking area. However, the developer of the entire site has agreed to compensate for this loss by increasing open space in another section of the subdivision. This arrangement satisfies all concerns including the Department of Recreation and Parks. That department was represented at the hearing by Michael Grossman who acknowledged that the trade off in amenity open space areas was acceptable to his agency.

Based on the testimony and evidence presented all of which was uncontradicted, I am persuaded that the proposed amendment to the FDP is appropriate and that the Petition for Hearing should be granted. There is no evidence that the amendment to the plan will, in any manner, detrimentally affect this community. To the contrary, this amendment appears to be a proper step to correct the present undesirable situation.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

ORDER RECEIVED FOR FILING

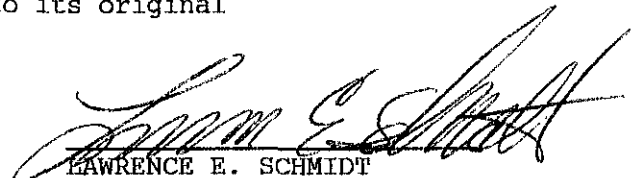
Date

By

11/9/95
M. Good

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of January, 1995 that, pursuant to the Petition for Special Hearing, approval to amend the First Amended Partial Development Plan, Section 1-A, Village of Pawnee, to provide a parking lot on the front of lots 1, 2, 3, 4, 5, 6 and 7 of Ute Court, be and is hereby GRANTED subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 1/19/95
By M. Gorske

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 18, 1995

Newton A. Williams, Esquire
Nolan, Plumhoff and Williams
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 95-204-SPH
Govind Rami, Petitioner
Property: Pawnee Road and Ballard Avenue

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mr. and Mrs. Govind Rami, 12211 Woodelves Drive, Owings Mills, 21117
Ms. Alice B. Snyder, Golden Brook Homeowners Assn.,

MICROFILMED



200



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at PAWNEE ROAD AND BALLARD AVENUE

which is presently zoned DR 16

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE FIRST AMENDED PARTIAL
DEVELOPMENT PLAN, SECTION 1-A, VILLAGE OF PAWNEE, TO PROVIDE A PARKING
LOT ON THE FRONT OF LOTS 1,2,3,4,5,6 AND 7 OF UTE COURT AS SHOWN ON
THE PLAN.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

ENGINEER:

W. DUVAL & ASSOCIATES, INC.

(Type or Print Name)

Signature

530 EAST JOPPA ROAD

Address

TOWSON, MARYLAND 21286

City

State

Zipcode

Attorney for Petitioner:

Nolan, Plumhoff & Williams
Newton Williams

(Type or Print Name)

Signature

210 W. Pennsylvania Ave. 823-7800

Address

Phone No.

Towson, Maryland 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

GOVIND RAMI

(Type or Print Name)

Signature

(Type or Print Name)

Signature

12211 WOODELVES DR. (410) 222-7599

Address

Phone No.

OWINGS MILLS, MARYLAND 21117

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

GOVIND RAMI

Name

12211 WOODELVES DR.
OWINGS MILLS, MD 21117 (410) 222-7599

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates *

Next Two Months

ALL *

OTHER

REVIEWED BY: *MDK*

DATE 12/7/94

* All dates OK except Jan 4, 5, 9, 13, 14, 15

Please call Newton before
setting - 823-7800

MICROFILMED



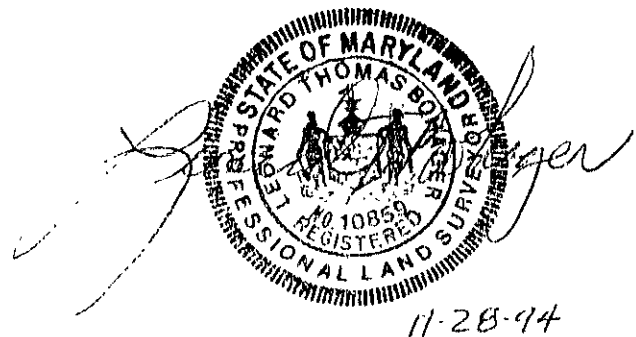
ZONING DESCRIPTION
PAWNEE ROAD AND BALLARD AVENUE
PART OF PLAT "SECTION 1-A
VILLAGE OF PAWNEE"

5TH COUNCILMANIC DISTRICT 15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME AT A POINT NORTH 8 DEGREES EAST 50 FEET FROM THE CENTERLINE INTERSECTION OF PAWNEE ROAD, 60 FOOT RIGHT-OF-WAY AND BALLARD AVENUE, 60 FOOT RIGHT-OF-WAY, SAID POINT BEING AT THE BEGINNING OF THE SOUTH 30 DEGREES 31 MINUTES 00 SECONDS EAST 38.43 FOOT LINE OF A PLAT ENTITLED "SECTION 1-A, VILLAGE OF PAWNEE" AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK E.H.K JR, 52 FOLIO 74; THENCE

- 1) SOUTH 30 DEGREES 31 MINUTES 00 SECONDS EAST 38.43 FEET; THENCE
- 2) CURVE TO RIGHT, RADIUS - 145.00 FEET, ARC LENGTH - 62.47 FEET; THENCE
- 3) SOUTH 84 DEGREES 10 MINUTES 00 SECONDS WEST 190.00 FEET; THENCE
- 4) SOUTH 05 DEGREES 50 MINUTES 00 SECONDS EAST 90.00 FEET; THENCE
- 5) SOUTH 84 DEGREES 10 MINUTES 00 SECONDS WEST 124.34 FEET; THENCE
- 6) NORTH 19 DEGREES 32 MINUTES 15 SECONDS WEST 53.67 FEET; THENCE
- 7) SOUTH 77 DEGREES 48 MINUTES 43 SECONDS WEST 62.36 FEET; THENCE
- 8) NORTH 04 DEGREES 31 MINUTES 53 SECONDS WEST 60.57 FEET; THENCE
- 9) NORTH 74 DEGREES 56 MINUTES 29 SECONDS EAST 110.35 FEET; THENCE
- 10) CURVE TO LEFT, RADIUS - 1060.00 FEET, ARC LENGTH - 245.97 FEET; THENCE
- 11) SOUTH 74 DEGREES 49 MINUTES 37 SECONDS EAST 14.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,591 SQUARE FEET OR 0.6104 ACRES OF LAND, MORE OR LESS.



11-28-94

200

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-704-S PH

District 15th

Date of Posting 12/27/94

Posted for: Special Hearing

Petitioner: Berind Rami

Location of property: 95 Penna Rd w/s Ballard Ave

Location of Signs: Facing roadway, on property being rezoned

Remarks: No File Used

Posted by M. M. M. M.
Signature

Date of return: 12/30/94

Number of Signs: 1



CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 23, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 22, 1994.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #05-204-SPH
(Item 200)
corner of S/S Pawnee
Road and W/S Ballard Ave-
nue
(Village of Pawnee, Section
1-A)
15th Election District
5th Councilmanic
Legal Owner(s):
Govind Rami
Hearing: Tuesday,
January 17, 1995 at
10:00 a.m. in Rm. 118, Old
Courthouse.

Special Hearing to approve
the first amended Partial De-
velopment Plan, Section 1-A,
Village of Pawnee, to provide a
parking lot on the fronts of lots
1, 2, 3, 4, 5, 6, and 7 of Ute Court.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3393.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.

12/230 December 22.



**Zoning Administration &
Development Management**
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-204-SPH

Account: R-001-6150

Number

Date 12/7/94

Item #: 200

Taken In By: [Signature]

Rami, Gound ——— Panacea Rd + B. H. Ave
(Village of Panacea)

040- Special Hearing ——— \$ 250.00

080 — 1 sign ——— \$ 35.00

Total — \$ 285.00

[Signature]

DIADINOLZMCHRG
34 2010-09012 92 94

1285.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

#208



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 200

Petitioner: Rami, Govind

Location: Pawnee Road (South side) and Ballard Ave (West side)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Nolan, Plunkhoff, & Williams (c/o Newton Williams)

ADDRESS: 210 W. Pennsylvania Ave
Towson, MD 21204

PHONE NUMBER: 823-7800

AJ:ggs

MICROFILMED

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
December 22, 1994 Issue - Jeffersonian

Please forward billing to:

Newton A. Williams, Esq.
Nolan, Plumhoff & Williams
210 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-204-SPH (Item 200)
corner of S/S Pawnee Road and W/S Ballard Avenue
(Village of Pawnee, Section 1-A)
15th Election District - 5th Councilmanic
HEARING: TUESDAY, JANUARY 17, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the first amended Partial Development Plan, Section 1-A, Village of Pawnee, to provide a parking lot on the fronts of lots 1,2,3,4,5,6, and 7 of Ute Court.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

00352000 11/17/94

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 14, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-204-SPH (Item 200)
corner of S/S Pawnee Road and W/S Ballard Avenue
(Village of Pawnee, Section 1-A)
15th Election District - 5th Councilmanic
HEARING: TUESDAY, JANUARY 17, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the first amended Partial Development Plan, Section 1-A, Village of Pawnee, to provide a parking lot on the fronts of lots 1,2,3,4,5,6, and 7 of Ute Court.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Govind Rami
W. Duvall & Associates, Inc.
Newton A. Williams, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 10, 1995

W. Duvall and Associates, Inc.
530 East Joppa Road
Towson, Maryland 21286

RE: Item No.: 200
Case No.: 95-204SPH
Petitioner: Govind Rami

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 7, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/05/95

Arnold Tabler
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 19, 1994.

Item No.: SEE BELOW

Formal Agenda:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.

IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 199-2-0-204, 205 AND 206.

RECEIVED

JAN 5 1995

ZADM

REVIEWER: LT. ROBERT E. SPENCER

Fire Marshal Office, PHONE 837-4621, HQ-1-028

cc: File

W/01/05/95





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

12-20-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: +200 (MJK)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 27, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 27, 1994
Item No. 200

The Developers Engineering Section has reviewed the subject zoning item. If approval is given for this amendment to the Development Plan, the site will be subject to the Department of Public Works Road and Street Detail Standard Plate R-15A - Typical Driveway Entrance, (sidewalk to curb distance varies).

A landscape plan must be approved as a condition of releasing permits.

RWB:sw

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
Corner of S/S Pawnee Road and W/S		
Ballard Avenue, (Village of Pawnee,	*	ZONING COMMISSIONER
Section 1-A), 15th Election Dist.,		
5th Councilmanic	*	OF BALTIMORE COUNTY
Govind Rami	*	CASE NO. 95-204-SPH
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Newton Williams, Esquire, Nolan, Plumhoff & Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

W. DUVALL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 Engineers / Land Planning Consultants

To: Zoning

Attention: Mitch Kellman

Date: 12/7/94
Re: Village of Pawnee
Section 1A
92303A

- ☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

☒ Herewith

☐ Under Separate Cover

No.	Description
1	Petition package for Special Hearing
1	Check - filing fee (\$285)

Remarks: Please don't schedule the Hearing on Jan. 4, 5, 9,
or 13, 1995. Thank you.
D

- ☐ In accordance with your request
☒ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

- ☐ For your use
☐ Please call when ready
☐ Please return to this office
☒ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file
Enclosed ☒

MICROFILMED

Sincerely yours,

G. Dwight Little Jr.

G. Dwight Little Jr., P.E.
Executive Vice President

NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340

(410) 823-7800

TELEFAX: (410) 296-2765

JAMES D. NOLAN
RETIRED 19801J. EARLE PLUMHOFF
(1940-1988)RALPH E. DEITZ
(1918-1990)

OF COUNSEL

T. BAYARD WILLIAMS, JR.

WRITER'S DIRECT DIAL
823-

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM F. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
E. BRUCE JONES**
J. JOSEPH CURRAN, III
CHRISTINE K. MCSHERRY

*ALSO ADMITTED IN D.C.

**ALSO ADMITTED IN NEW JERSEY

TELECOPY COVER PAGE

TELEFAX (410) 296-2765

DATE: Dec. 8 1994 CLIENT/MATTER NO.: _____
TELECOPIER TELEPHONE NUMBER: 887-5708
TOTAL NUMBER OF PAGES (INCLUDING COVER SHEET): One
TO: Mrs. Gwen Stevens
FIRM: 2ADM
TELEPHONE NUMBER TO CONFIRM RECEIPT: 887-3391
FROM: Newton Williams
RE: Items 200, 201 and 203
IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL Newton/Valerie AT 823-7800

Dear Gwen: On the above items, I will be
in a zoning case on

1. Thursday & Friday, January 5th, and 6th,
2. Monday, Tuesday and Wednesday, January
9, 10 and 11th.

I was given these corrected dates today by my clients.

CONFIDENTIALITY NOTICE

"WARNING: Unauthorized interception of this telephonic communication could be a violation of
Federal and Maryland law."

The documents accompanying this telecopy transmission contain confidential information belonging
to the sender which is legally privileged. The information is intended only for the use of the
individual or entity named above. If you are not the intended recipient, you are hereby
notified that any disclosure, copying, distribution or the taking of any action in reliance on
the contents of this telecopied information is strictly prohibited. If you have received this
telecopy in error, please immediately notify us by telephone to arrange for return of the
original documents to us.

Please call me before setting Items 200, 201
or 203. Thanks. Best regards of season,

Newton

5935-94

12/19/94

g

12/19/94

12/19/94

12/19/94

12/19/94

12/19/94

12/19/94

12/19/94

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

1/17/95

10A.M. - 1P.M.

NAME

Case # 95-204 SPH

ADDRESS

Newton Williams

700 Court Towers.

Govind Ramani

12211 Woodelives Dr.

DWIGHT LITTLE

W. Duvall & Assoc.

530 E. Joppa Rd. Towson MD 21286

Alice Schneider SHOA

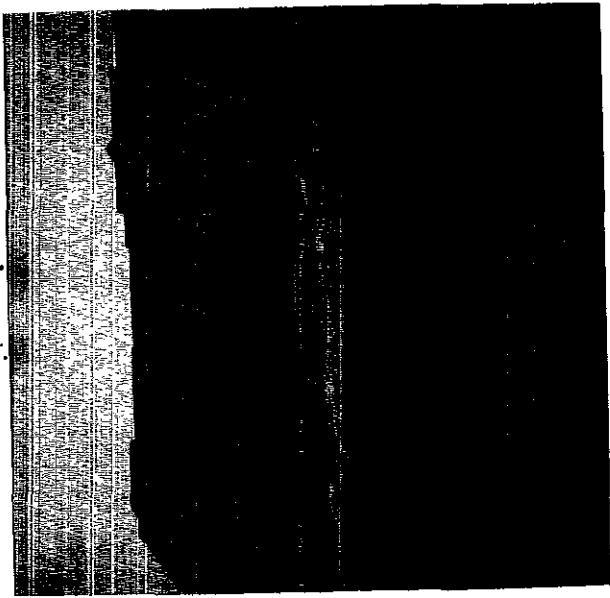
51 Red Knife Court Balt MD
21230

Premata Rami

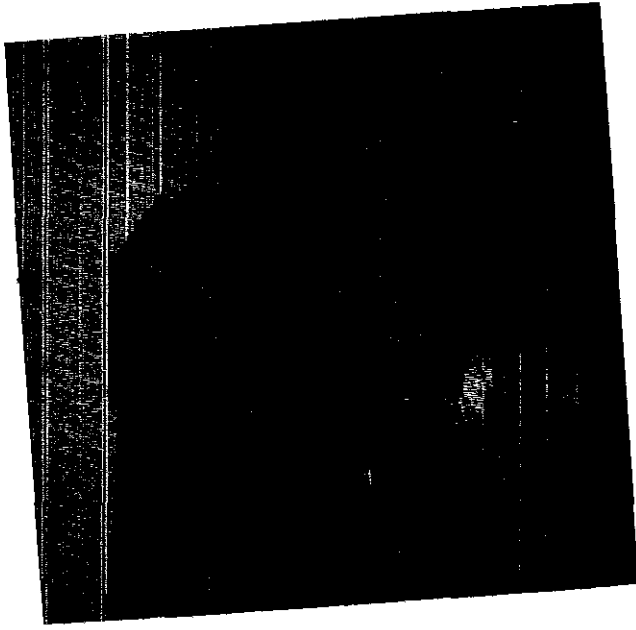
12211 Woodelives Dr.

Owings Mills MD 21117

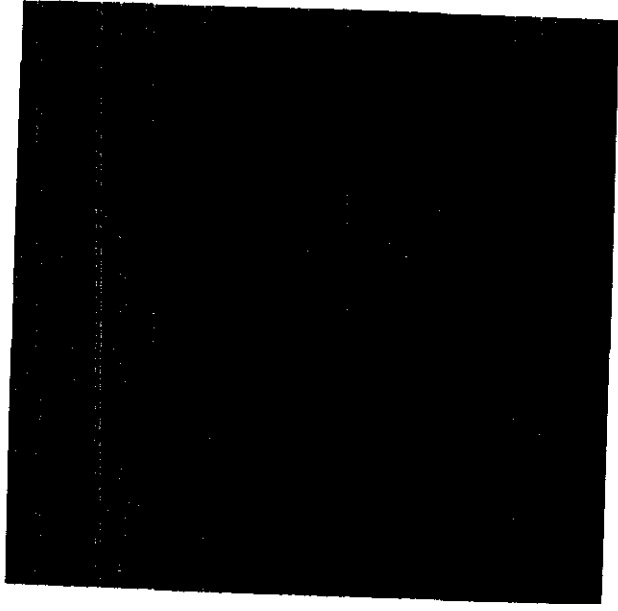




A. Looking S from
Lawrence Rd. at 7 units
and entrance to be
closed.



B. Looking S at w/c of
7 unit building



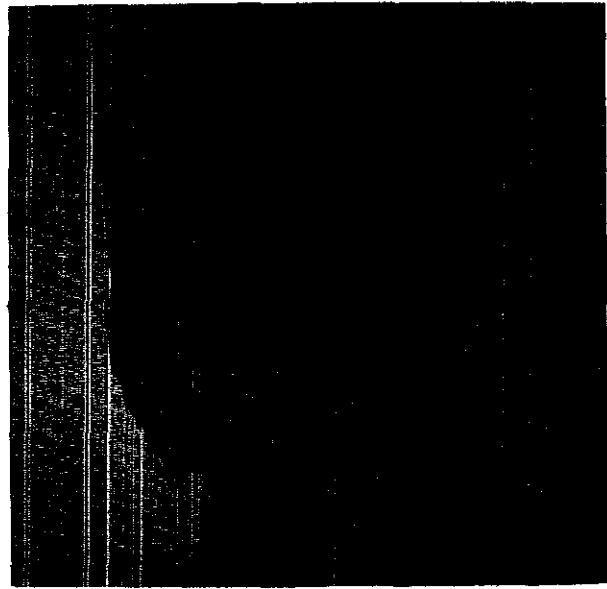
C. Looking E across present
lot at Ballard
Ave.

Rami Property

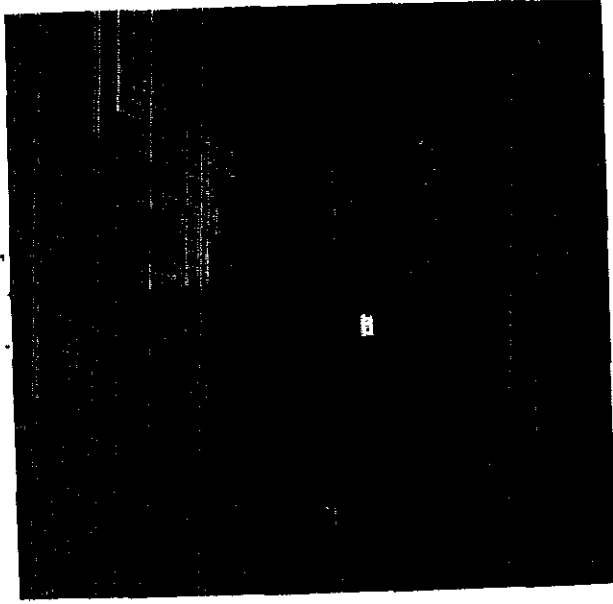
95-204-SPH

First Amended Partial Development
Plan.

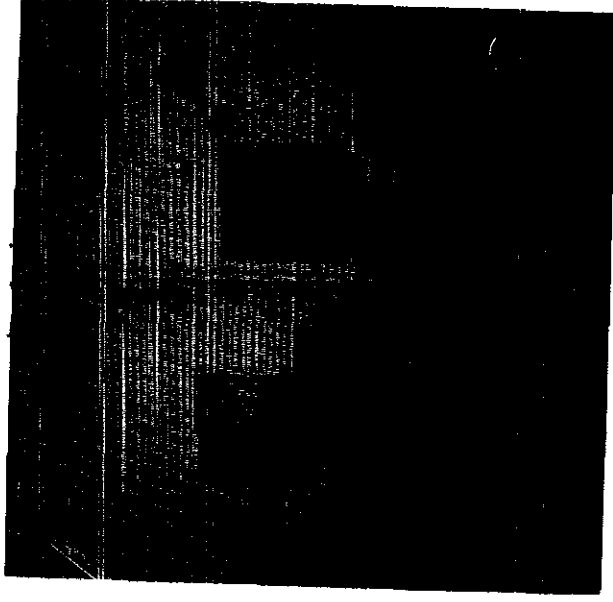
Nov 2



D. Looking S at E/C
by 7 miles



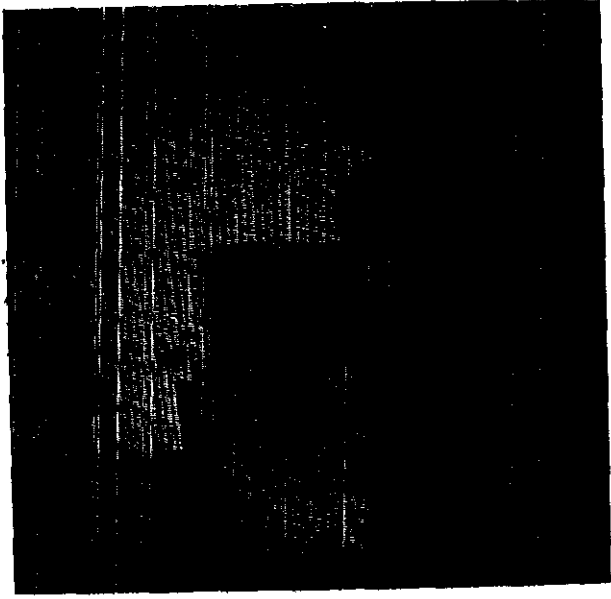
C. Looking from 9th St.
at head of 7 miles



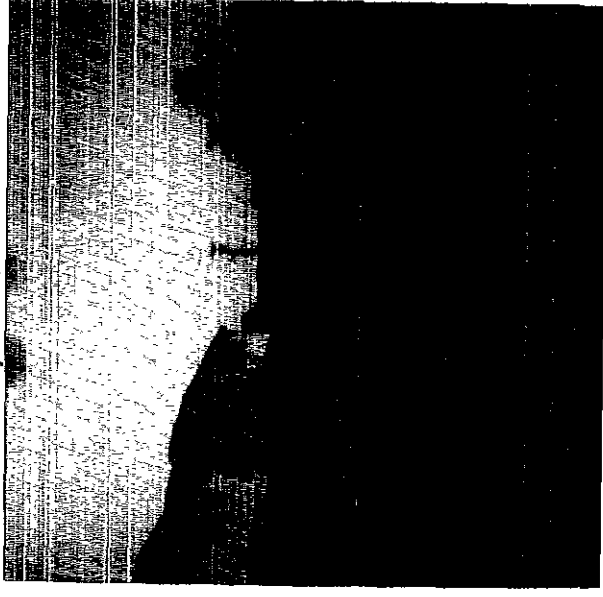
F. Same as C. -
Note sliding door
and no sidewalks



G. Look Nat W end
of Billy from the Ct.



H. Typical Bear Unit



I. Looking NE at Units
from the Ct.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Eileen Hanley
Baltimore County Council

DATE	LOCATION	SHEET
JANUARY 1986	MIDDLE RIVER	# 200
		A-H

PHOTOGRAPHY JANUARY 1986
MICROFILMED

SCALE 1" = 200'

LOCATION SHEET

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard III
Baltimore County Council

DATE OF PHOTOGRAPHY JANUARY 1986	MIDDLE RIVER MICROFILMED	N E 4-H #20
--	---------------------------------	-----------------------

1 - NW 1 - NE

 $l^2 = 200'$

LOCATION

SHEET

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
Cor. S/S Pawnee Rd. and W/S * ZONING COMMISSIONER
of Ballard Avenue *
Village of Pawnee, Section 1-A * OF BALTIMORE COUNTY
15th Election District *
5th Councilmanic District *
Legal Owner: Govind Rami * CASE NO. 95-204-SPH
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the properties located near the intersection of Pawnee Road and Ballard Avenue. The Petition is filed by Govind Rami, property owner. Approval is sought for an amendment to the First Amended Partial Development Plan, Section 1-A, Village of Pawnee, to provide a parking lot on the front of lots 1, 2, 3, 4, 5, 6 and 7 of Ute Court, as shown on the site plan. That site plan, which shows the subject property and requested relief, was received as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was the property owner, Govind Rami. Also present was Dwight Little from W. Duvall and Associates, the engineers/land use consultants who amended the Final Development Plan. The Petitioner was represented by Newton A. Williams, Esquire. No Protestants were present although Alice B. Snyder, from the Golden Brook Homeowners Association, appeared in support of the Petition.

Testimony and evidence proffered was that the subject properties, (known as lots 1 through 7 of Ute Court) are a part of the larger development known as the Village of Pawnee. This is a development of townhomes in the Middle River area of Baltimore County. The seven units which are the subject of the Petition are owned by Mr. Rami and were, at one time, model homes used by the original developer to market the project. Mr. Rami rents these properties and does not reside therein.

Due to the location of these dwellings and their use as models, the properties do not have a parking pad on the front of the houses. This presents difficulties for the residents of these 7 units who cannot park in the front of their house. Instead, they must park in the rear of the houses and either walk around this row of townhomes or access their dwellings through the rear doors. This can be difficult during inclement weather and other times. In order to remedy this problem, the Petitioner proposes amending the Final Development Plan so as to create a parking area in the front of lots 1 through 7. The parking area will be accessed by Ballard Avenue. The project enjoys the support of the reviewing County agencies and also the homeowners association which serves this community. One concern was expressed by the Department of Recreation and Parks regarding the loss of amenity open space caused by the construction of the parking area. However, the developer of the entire site has agreed to compensate for this loss by increasing open space in another section of the subdivision. This arrangement satisfies all concerns including the Department of Recreation and Parks. That department was represented at the hearing by Michael Grossman who acknowledged that the trade off in amenity open space areas was acceptable to his agency.

Based on the testimony and evidence presented all of which was uncontradicted, I am persuaded that the proposed amendment to the FDP is appropriate and that the Petition for Hearing should be granted. There is no evidence that the amendment to the plan will, in any manner, detrimentally affect this community. To the contrary, this amendment appears to be a proper step to correct the present undesirable situation.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

-2-

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of January, 1995 that, pursuant to the Petition for Special Hearing, approval to amend the First Amended Partial Development Plan, Section 1-A, Village of Pawnee, to provide a parking lot on the front of lots 1, 2, 3, 4, 5, 6 and 7 of Ute Court, be and is hereby GRANTED subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 1/19/95
By *in hand*

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

January 18, 1995

(410) 887-4386

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

Newton A. Williams, Esquire
Nolan, Plumhoff and Williams
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 95-204-SPH
Govind Rami, Petitioner
Property: Pawnee Road and Ballard Avenue

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn

att:

cc: Mr. and Mrs. Govind Rami, 12211 Woodlives Drive, Owings Mills, 21117
Ms. Alice B. Snyder, Golden Brook Homeowners Assn.,

Printed with Soybean Ink
on Recycled Paper

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

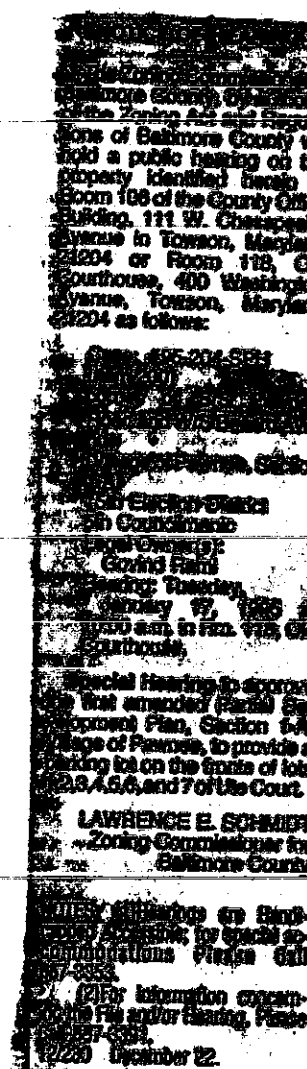
District: 15th Date of Posting: 12/22/94
Posted for: Special Hearing
Petitioner: Govind Rami
Location of property: 530 East Joppa Rd. 4th Ballard Ave
Location of Sign: Posting. No delivery, as property being rented.
Remarks: No. Pl. H. 12-22
Posted by: *in hand* Date of return: 12/30/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 23, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 22, 1994.

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON



Petition for Special Hearing
95-204-SPH
to the Zoning Commissioner of Baltimore County

for the property located at PAWNEE ROAD AND BALLARD AVENUE
which is presently zoned DR 16

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve THE FIRST AMENDED PARTIAL DEVELOPMENT PLAN, SECTION 1-A, VILLAGE OF PAWNEE, TO PROVIDE A PARKING LOT ON THE FRONT OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF UTE COURT AS SHOWN ON THE PLAN.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

ENGINEER:
W. DUVALL & ASSOCIATES, INC.

W. Duvall
Signature

530 EAST JOPPA ROAD
Address

TOWSON, MARYLAND 21206
City State Zipcode

Attorney for Petitioner:
Nolan, Plumhoff & Williams
Newton Williams

Newton Williams
Signature

210 W. Pennsylvania Ave. 823-7800
Address

Towson, Maryland 21204
City State Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
GOVIND RAMI
(Type or Print Name)

Govind Rami
Signature

12211 WOODLIVES DR. (410) 222-7599
Address

OWINGS MILLS, MARYLAND 21117
City State Zipcode

GOVIND RAMI
Name, Address and phone number of legal owner, certified purchaser or representative to be contacted.

12211 WOODLIVES DR.
OWINGS MILLS, MD 21117 (410) 222-7599
Address

ESTIMATED LENGTH OF HEARING
unavailable for hearing

the following date: 12/22/94
ALL OTHER: 12/22/94
REVIEWED BY: *in hand* DATE: 12/22/94

* All 4-4-95 OK except Jan. 4, 5, 9, 13, 14, 15
Please call Newton Williams
asking - 823-7800

W. DUVALL & ASSOCIATES, INC. 95-204-SPH
Engineers • Surveyors • Land Planners

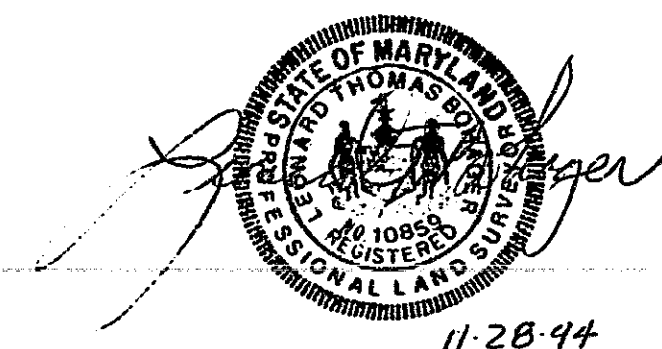
ZONING DESCRIPTION
PAWNEE ROAD AND BALLARD AVENUE
PART OF PLAT "SECTION 1-A"
VILLAGE OF PAWNEE"

5TH COUNCILMANIC DISTRICT 15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME AT A POINT NORTH 8 DEGREES EAST 50 FEET FROM THE CENTRAL LINE INTERSECTION OF PAWNEE ROAD, 60 FOOT RIGHT-OF-WAY AND BALLARD AVENUE, 60 FOOT RIGHT-OF-WAY, SAID POINT BEING AT THE BEGINNING OF THE SOUTH 30 DEGREES 31 MINUTES 00 SECONDS EAST 36.43 FOOT LINE OF A PLAT ENTITLED "SECTION 1-A, VILLAGE OF PAWNEE" AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK E.H.K. JR. 52 10610 74; THENCE

- 1) SOUTH 30 DEGREES 31 MINUTES 00 SECONDS EAST 36.43 FEET; THENCE
- 2) CURVE TO RIGHT, RADIUS - 165.00 FEET, ARC LENGTH - 62.47 FEET; THENCE
- 3) SOUTH 84 DEGREES 10 MINUTES 00 SECONDS WEST 190.00 FEET; THENCE
- 4) SOUTH 05 DEGREES 50 MINUTES 00 SECONDS EAST 90.00 FEET; THENCE
- 5) SOUTH 84 DEGREES 10 MINUTES 00 SECONDS WEST 121.34 FEET; THENCE
- 6) NORTH 19 DEGREES 32 MINUTES 15 SECONDS WEST 51.67 FEET; THENCE
- 7) SOUTH 77 DEGREES 48 MINUTES 15 SECONDS WEST 62.36 FEET; THENCE
- 8) NORTH 04 DEGREES 31 MINUTES 53 SECONDS WEST 60.57 FEET; THENCE
- 9) NORTH 74 DEGREES 56 MINUTES 29 SECONDS EAST 110.35 FEET; THENCE
- 10) CURVE TO LEFT, RADIUS - 1060.00 FEET, ARC LENGTH - 245.97 FEET; THENCE
- 11) SOUTH 74 DEGREES 49 MINUTES 37 SECONDS EAST 14.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,591 SQUARE FEET OR 0.6104 ACRES OF LAND, MORE OR LESS.



11-28-94

200

530 East Joppa Road/Towson, Maryland 21206/(410) 583-9571

Baltimore County
Zoning Administration &
Development Management
311 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-204-SPH

Account: R-001-6150

Date 12/17/94

Number

Item #: 200
Taken by: *in hand*

Rami, Govind - Pawnee Rd + Ballard Ave
(Village of Pawnee)

040 - Special Hearing - \$ 250.00

040 - 1 sign - \$ 35.00

Total - \$ 285.00

01A01MD164N1CHRC
64 010108AM12 97-94

\$295.00

Cashier Validation

Please Make Checks Payable To: Baltimore County



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 200

Petitioner: Rami Govind

Location: Pawnee Road (Swinsia) and Railroad Ave (west end)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Nolan, Plumbhoff & Williams (S/o Newton Williams)

ADDRESS: 210 W. Pennsylvania Ave

Towson, MD 21204

PHONE NUMBER: 823-7808

AJ:ggg

(Revised 04/09/93)

TO: PUTNEY PUBLISHING COMPANY
December 22, 1994 Issue - Jeffersonian

Please forward billing to:

Newton A. Williams, Esq.
Nolan, Plumbhoff & Williams
210 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7808

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-204-SFH (Item 200)
corner of S/S Pawnee Road and W/S Ballard Avenue
(Village of Pawnee, Section 1-A)
15th Election District - 5th Councilmanic
HEARING: TUESDAY, JANUARY 17, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the first amended Partial Development Plan, Section 1-A, Village of Pawnee, to provide a parking lot on the fronts of lots 1,2,3,4,5,6, and 7 of the Court.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



111 West Chesapeake Avenue
Towson, MD 21204

DECEMBER 14, 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-204-SFH (Item 200)
corner of S/S Pawnee Road and W/S Ballard Avenue
(Village of Pawnee, Section 1-A)
15th Election District - 5th Councilmanic
HEARING: TUESDAY, JANUARY 17, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the first amended Partial Development Plan, Section 1-A, Village of Pawnee, to provide a parking lot on the fronts of lots 1,2,3,4,5,6, and 7 of the Court.

Arnold Jablon

Arnold Jablon
Director

cc: Govind Rami
W. Duval & Associates, Inc.
Newton A. Williams, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 10, 1995

W. Duval and Associates, Inc.
530 East Joppa Road
Towson, Maryland 21286

RE: Item No.: 200
Case No.: 95-204SFH
Petitioner: Govind Rami

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 7, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/04/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
WARD 5B-01102

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 14, 1994.

Item No.: SEE BELOW Copying Agency:

Content:

Pursuant to your request, the referenced property has been zoned by this Bureau and the comments below are applicable for reference to be connected or incorporated into the final plans for the property.

2. The Fire Marshall's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 197, 200, 204, 205 AND 206.

RECEIVED
JAN 5 1995

ZADM

REVIEWER: LIA, ROBERT P. SNIDER, JR.
Fire Marshall Office, PHONE 887-4621, MS-1102F

cc: 513

Printed on Recycled Paper



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON

Re: Baltimore County
Item No.: 200 (MJK)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Dec. 27, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 27, 1994
Item No. 200

The Developers Engineering Section has reviewed the subject zoning item. If approval is given for this amendment to the Development Plan, the site will be subject to the Department of Public Works Road and Street Detail Standard Plate R-15A - Typical Driveway Entrance. (sidewalk to curb distance varies).

A landscape plan must be approved as a condition of releasing permits.

RWB:aw

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
Corner of S/S Pawnee Road and W/S * ZONING COMMISSIONER
Ballard Avenue, (Village of Pawnee, *
Section 1-A), 15th Election Dist., * OF BALTIMORE COUNTY
Govind Rami * CASE NO. 95-204-SFH
* Petitioner *
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Newton Williams, Esquire, Nolan, Plumbhoff & Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

W. DUVALL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 Engineers / Land Planning Consultants

To: Zoning
Date: 12/7/94
Re: Village of Pawnee
Section 1A
92303A
Attention: Mitch Kellman

☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request
☒ Herewith
☐ Under Separate Cover

No.	Description
1	Petition package for Special Hearing
1	Check - filing fee (\$285)

Remarks: Please don't schedule the Hearing on Jan. 4, 5, 9,
or 13, 1995. Thankyou.

☐ In accordance with your request
☒ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you
☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file
Enclosed ☒

Sincerely yours,

G. Dwight Little Jr., P.E.
Executive Vice President

NEWTON A. WILLIAMS
THOMAS J. REIMER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. HOLAN
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
C. BRUCE JONES
J. JOSEPH CURRAN, III
CHRISTINE K. HIGHERY

LAW OFFICES
N. KAN, PLUSKOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX: (410) 296-2765

JAMES D. NOLAN
RETIRED 1980
J. EARLE PLUMHOFF
1950-1980
RALPH E. DITZ
1918-1980
OF COUNSEL
T. BAYARD WILLIAMS, JR.
WHITE'S DIRECT DIAL
823

TELECOPY COVER PAGE

TELEFAX (410) 296-2765

DATE: Dec. 8 1994 CLIENT/MATTER NO.:
TELECOPIER TELEPHONE NUMBER: 887-5708
TOTAL NUMBER OF PAGES (INCLUDING COVER SHEET): One
TO: Mrs. Gwen Stevens
FIRM: 2401
TELEPHONE NUMBER TO CONFIRM RECEIPT: 887-3391
FROM: Newton Williams
RE: Items 200, 201 and 203

IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL
Newton/Valerie AT 823-7800

Dear Gwen: On the above items, I will be
in a zoning case on
1. Thursday & Friday, January 5th, and 6th,
2. Monday, Tuesday and Wednesday, January
9, 10 and 11th.
I was given these corrected dates today by my clients.

CONFIDENTIALITY NOTICE

"WARN'NG: Unauthorized interception of this telephonic communication could be a violation of
Federal and Maryland law."

The documents accompanying this telecopy transmission contain confidential information belonging
to the sender which is legally privileged. The information is intended only for the use of the
individual or entity named above. If you are not the intended recipient, you are hereby
notified that any disclosure, copying, distribution or the taking of any action in reliance on
the contents of this telecopied information is strictly prohibited. If you have received this
telecopy in error, please immediately notify us by telephone to arrange for return of the
original documents to us.

Please call me before sitting items 200, 201
or 203. Thanks. Best regards of season,
Newton

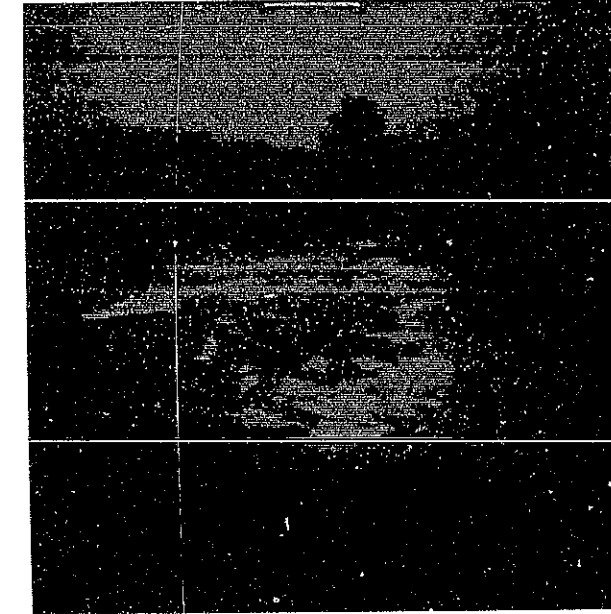
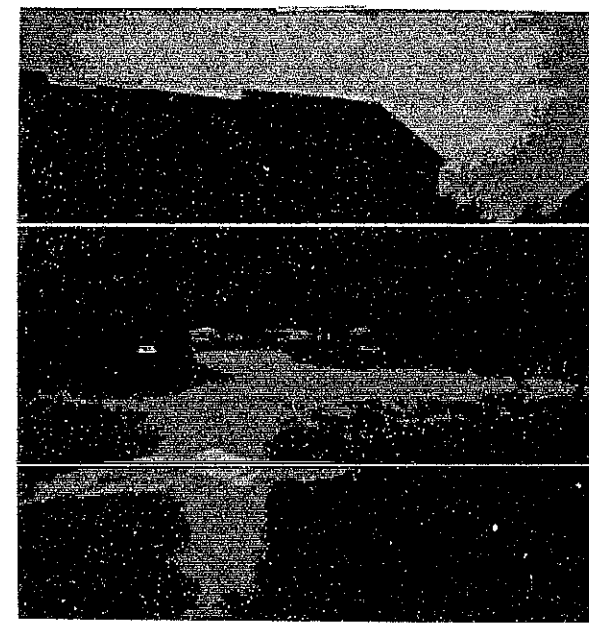
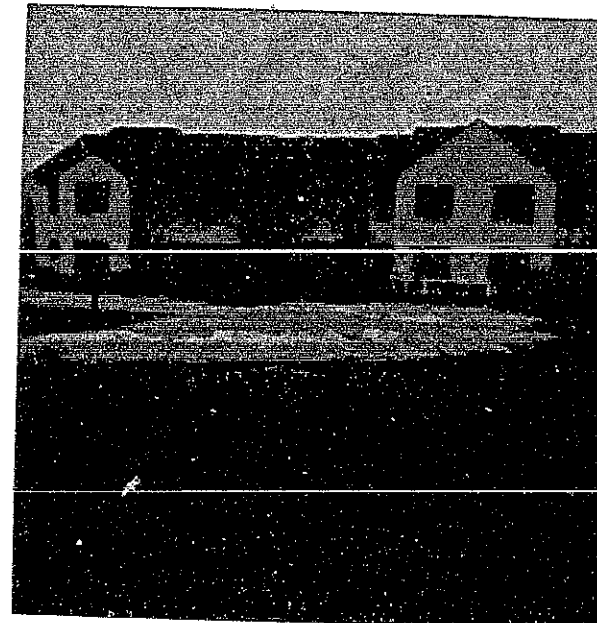
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

1/17/95

10A.M. + 1P.M.

NAME: Newton Williams ADDRESS: 700 Court Towers
Govind Ram 12211 Woodclaves Dr
Dwight Little 4, Small House
Chen Chen 530 E. Joppa Rd. Towson MD 21286
Premata Rami 5100 Maple Court Belts MD 21033
12211 Woodclaves Dr
Oxling Mills MD 21117



A. Looking S from
Pawnee Rd. at 7 units
and entrance to be
closed.

B. Looking S at W/C of
7 unit building

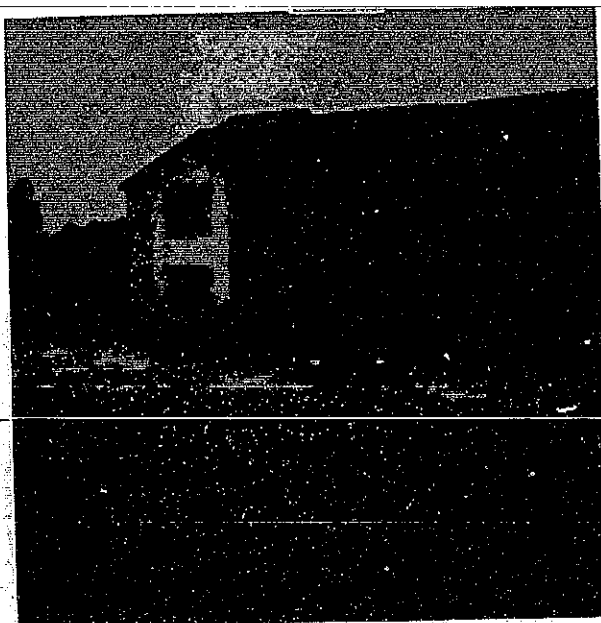
C. Looking E across present
lot at Ballard
Ave.

Rami Property

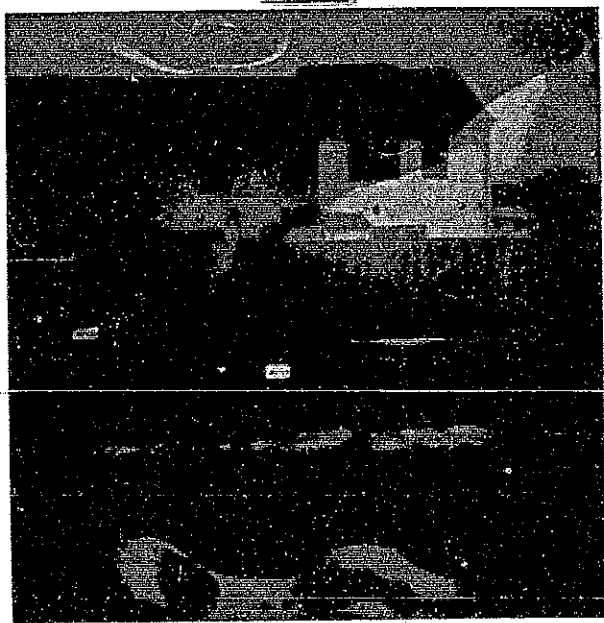
95-204-5PH

First Amended Partial Development
Plan.

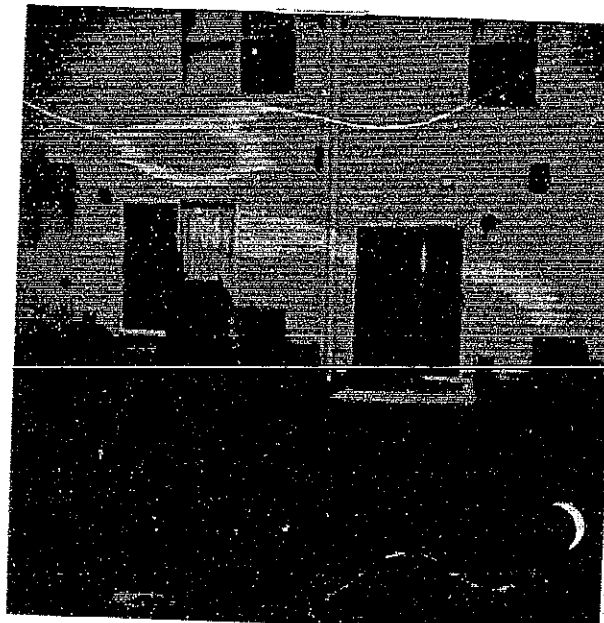
ENCLOSURE
NO 2



D. Looking S at E/C
of 7 units



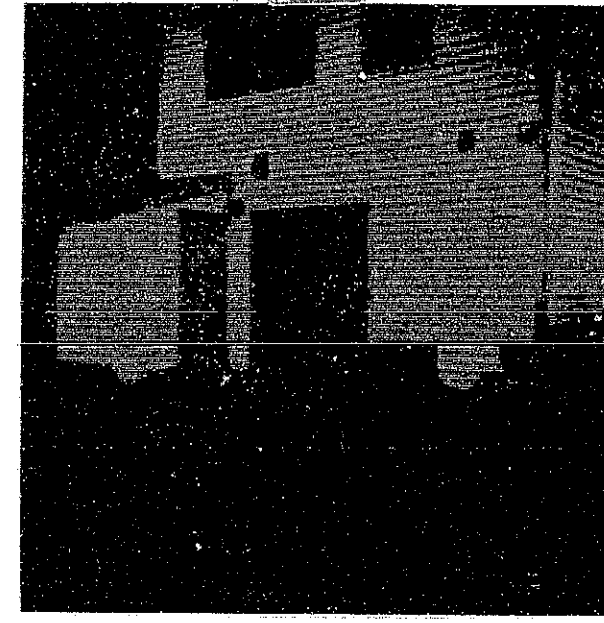
E. Looking from Wt Ct.
at rear of 7 units



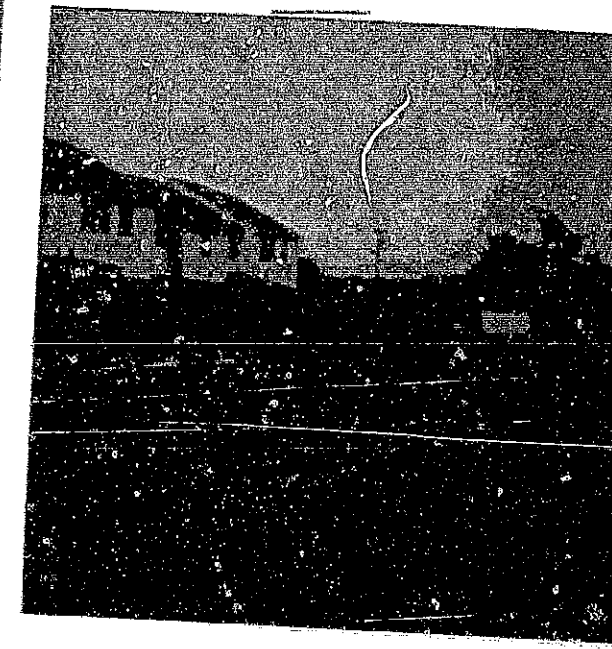
F. Same as C. -
Note sliding door
and no sidewalks



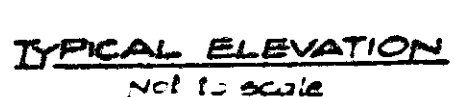
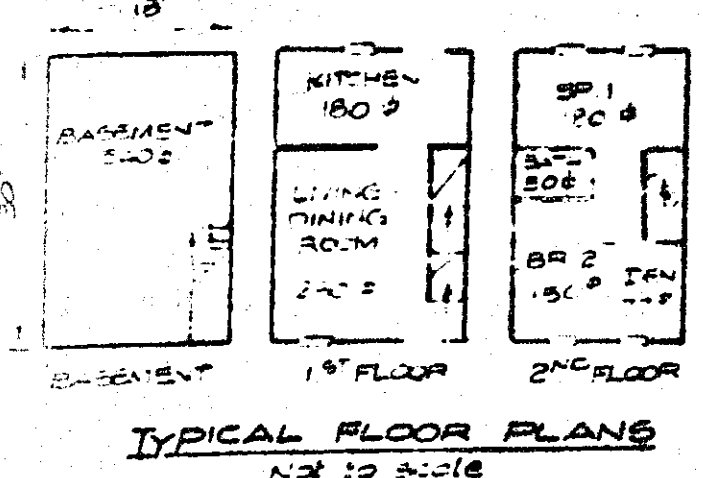
G. Look Nat West
of Bldg from Wt Ct.



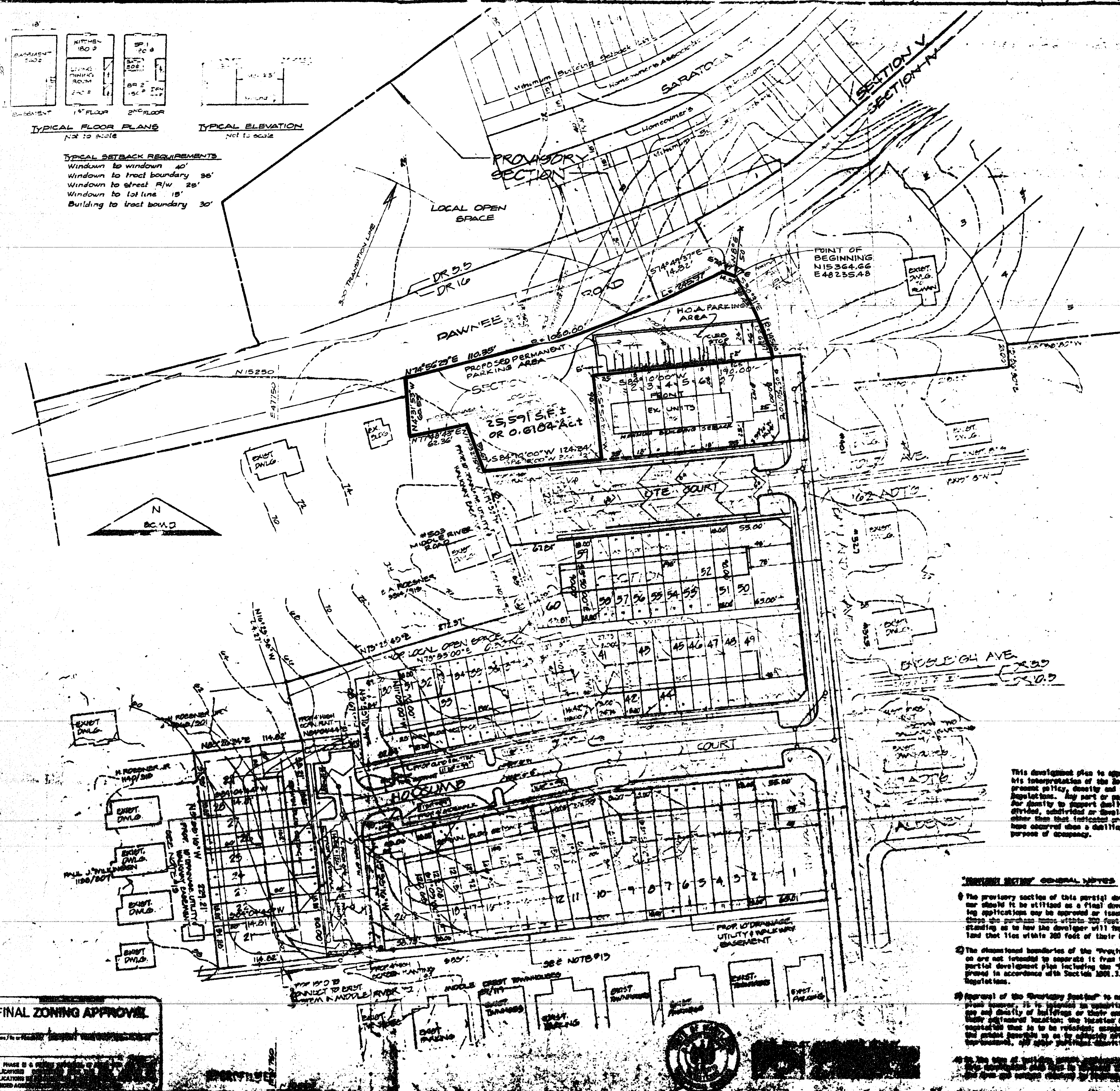
H. Typical Rear Unit



I. Looking NE at Units
from Wt Ct.

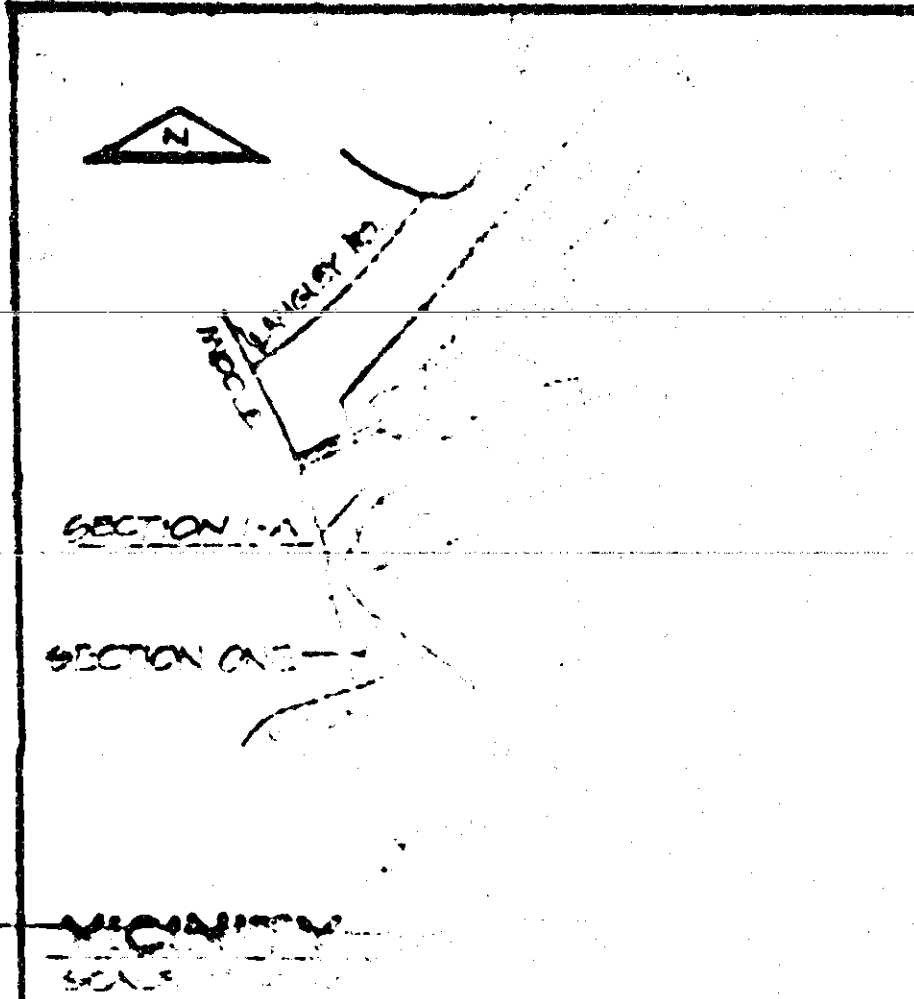


TYPICAL SETBACK REQUIREMENTS
 Window to window 40'
 Window to tract boundary 35'
 Window to street R/W 25'
 Window to lot line 15'
 Building to tract boundary 30'



- GENERAL NOTES**
1. The site is located in the Village of Pawnee, Baltimore County, Maryland.
 2. The site is zoned R-100 (Residential Single-Family).
 3. The site is located on the east side of the Middle River, between Saratoga and Pawnee streets.
 4. The site is bounded by Saratoga to the north, Pawnee to the east, and Middle River to the south.
 5. The site is bounded by the existing Middle River to the south.
 6. The site is bounded by the existing Middle River to the south.
 7. The site is bounded by the existing Middle River to the south.
 8. The site is bounded by the existing Middle River to the south.
 9. The site is bounded by the existing Middle River to the south.
 10. The site is bounded by the existing Middle River to the south.
 11. The site is bounded by the existing Middle River to the south.
 12. The site is bounded by the existing Middle River to the south.
 13. The site is bounded by the existing Middle River to the south.

NO. 1



Density Calculations

Section	Area (Acres)	Units Allowed	Units per Acre
Section I-A	1.00	100	100
Section I-B	1.00	100	100
Section I-C	1.00	100	100
Section I-D	1.00	100	100
Section I-E	1.00	100	100
Section I-F	1.00	100	100
Section I-G	1.00	100	100
Section I-H	1.00	100	100
Section I-I	1.00	100	100
Section I-J	1.00	100	100
Section I-K	1.00	100	100
Section I-L	1.00	100	100
Section I-M	1.00	100	100
Section I-N	1.00	100	100
Section I-O	1.00	100	100
Section I-P	1.00	100	100
Section I-Q	1.00	100	100
Section I-R	1.00	100	100
Section I-S	1.00	100	100
Section I-T	1.00	100	100
Section I-U	1.00	100	100
Section I-V	1.00	100	100
Section I-W	1.00	100	100
Section I-X	1.00	100	100
Section I-Y	1.00	100	100
Section I-Z	1.00	100	100
Section I-AA	1.00	100	100

Summary of Calculations

Section	Area (Acres)	Units Allowed	Units per Acre
Section I-A	1.00	100	100
Section I-B	1.00	100	100
Section I-C	1.00	100	100
Section I-D	1.00	100	100
Section I-E	1.00	100	100
Section I-F	1.00	100	100
Section I-G	1.00	100	100
Section I-H	1.00	100	100
Section I-I	1.00	100	100
Section I-J	1.00	100	100
Section I-K	1.00	100	100
Section I-L	1.00	100	100
Section I-M	1.00	100	100
Section I-N	1.00	100	100
Section I-O	1.00	100	100
Section I-P	1.00	100	100
Section I-Q	1.00	100	100
Section I-R	1.00	100	100
Section I-S	1.00	100	100
Section I-T	1.00	100	100
Section I-U	1.00	100	100
Section I-V	1.00	100	100
Section I-W	1.00	100	100
Section I-X	1.00	100	100
Section I-Y	1.00	100	100
Section I-Z	1.00	100	100
Section I-AA	1.00	100	100

This development plan is approved by the Zoning Administrator based on his interpretation of the Zoning Regulations, that it complies with the present policy, density and lot coverage as they are delineated in the Regulations. Any part or portion of this tract that has been utilized for density to support building shall be subject to the same regulations, divided, subdivided or developed for additional buildings or any purpose, other than that indicated previously or said plan. Violation of the above shall be considered a violation of the Zoning Regulations and shall be subject to the same penalties as provided for in the Zoning Regulations.

OWNER/DEVELOPER
 MR. GOVIND RAMI
 12211 WOODBURY DR.
 OWINGS MILLS, MD. 21117
 (410) 222-7577

REASONS FOR FIRST AMENDED (10-19-94)
 1. ADD N.O.A. PARKING AREA IN SECTION I-A.
 2. REVISE DENSITY CALCULATIONS.
 3. THESE CHANGES WERE APPROVED BY THE DRC LETTER DATED 9-15-94 (DRC 007124-D) AS A REFINEMENT.

95-204-SPT/
FIRST AMENDED
PARTIAL DEVELOPMENT PLAN
SECTION I-A
VILLAGE OF PAWNEE

15th ELECTION DISTRICT
SCALE: 1" = 50'
BALTIMORE CO., MD.
DATE: 10-19-94
REV 10-26-1994

DEVELOPMENT DESIGN GROUP LTD.
 10000 RIVERVIEW BLVD.
 SUITE 100
 BETHESDA, MD 20814
 301-470-7100

FINAL ZONING APPROVAL
 OFFICE OF THE ZONING ADMINISTRATOR
 BALTIMORE COUNTY
 10000 RIVERVIEW BLVD.
 SUITE 100
 BETHESDA, MD 20814
 301-470-7100

